



*Yana Garcia*  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

Meredith Williams, Ph.D., Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200



*Gavin Newsom*  
Governor

### SENT VIA ELECTRONIC MAIL

October 18, 2023

Thomas Dearborn AICP, Senior Planner  
Los Angeles County Department of Regional Planning  
320 West Temple Street, Room 1362  
Los Angeles, CA 90012

[SouthBayAreaPlan@planning.lacounty.gov](mailto:SouthBayAreaPlan@planning.lacounty.gov)



RE: NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE LOS ANGELES COUNTY SOUTH BAY AREA PLAN, DATED OCTOBER 16, 2023 STATE CLEARINGHOUSE # [2023100445](#)

Dear Thomas Dearborn,

The Department of Toxic Substances Control (DTSC) received an NOP of a DEIR for the Los Angeles County South Bay Area Plan. The proposed South Bay Area Plan is a new community-based plan that focuses on land use and policy issues that are specific to the unique characteristics and needs of the Project area. The Project area is currently subject to the goals and policies of the General Plan and Title 22 (Planning and Zoning) code regulations. The Project would amend the General Plan to establish both areawide and community-specific goals and policies to address local land use concerns and issues. The Project would also implement land use and zoning updates based on recommendations from the recently approved General Plan's 6th Cycle Housing Element 2021-2029 as well as new land use and zone changes to facilitate additional housing and ensure consistency between zoning and land use

designations. The South Bay Area Plan includes goals and policies that address topics such as sustainable development, equity and environmental justice, mobility options aside from single-occupancy vehicles, and recognition of community identity and culture. The County, as lead agency, would execute these goals through a General Plan Amendment, Zone Change, and Advance Planning Case. DTSC has identified that this project may affect multiple sites within the project boundaries therefore, based on our project review, we request the consideration of the following comments:

1. The proposed Project encompasses multiple active and nonactive mitigation and clean-up sites where DTSC has conducted oversight that may be impacted as a result of this Project. This may restrict what construction activities are permissible in the proposed Project areas in order to avoid any impacts to human health and the environment.
2. Due to the broad scope of the Project, DTSC is unable to determine the locations of the proposed Project site, whether they are listed as having documented contamination, land use restrictions, or whether there is the potential for the Project site to be included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, DTSC recommends providing further information on the Project site and areas that may fall under DTSC's oversight within the DEIR. Once received, DTSC may provide additional comments on the DEIR as further information becomes available. Please review the project area in [Envirostor](#); DTSC's public-facing database.
3. If any sites within the project area or sites located within the vicinity of the project have been used or are suspected of having been used for mining activities, proper investigation for mine waste should be discussed, evaluated, and addressed for mining waste. Please visit the DTSC [Abandoned Mine Lands webpage](#) for reference or further guidance.

DTSC believes the Los Angeles County Department of Regional Planning must address these comments to determine if any significant impacts under the California Environmental Quality Act (CEQA) will occur and, if necessary, avoid significant impacts under CEQA. DTSC recommends the department connect with our unit if any hazardous waste projects managed or overseen by DTSC are discovered. Please refer to the [Los Angeles County EnviroStor Map](#) for additional information about the areas of potential contamination

DTSC appreciates the opportunity to comment on the Los Angeles County South Bay Area Plan. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,



Dave Kereazis  
Associate Environmental Planner  
HWMP - Permitting Division – CEQA Unit  
Department of Toxic Substances Control

cc: (via email)

Governor's Office of Planning and  
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